



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

April 4, 2011
1104-PUD-04
Exhibit 1

Petition Number: 1104-PUD-04

Subject Site Address: State Road 32 & Oak Ridge Road

Petitioner: Wilfong Land Companies LLC

Representative: Jon Dobosiewicz, Nelson & Frankenberger

Request: Amendments to the development standards of the Oak Ridge Pointe PUD.

Current Zoning: Oak Ridge Pointe PUD

Current Land Use: Agricultural/Vacant/Residential

Approximate Acreage: 24 acres

Zoning History: Original Oak Ridge Pointe PUD (Ord. 07-34)
Amended Oak Ridge Pointe PUD (Ord. 08-48)

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Cover Letter to the Advisory Plan Commission, 03/28/11
4. Proposed Oak Ridge Pointe PUD Ordinance, 04/04/11

Staff Reviewer: Kevin M. Todd, AICP

Petition History

This petition was introduced at the March 14, 2011 City Council meeting and appeared before the Technical Advisory Committee on March 22, 2011. It is scheduled to receive a public hearing at the April 4, 2011 Advisory Plan Commission (the "APC") meeting.



Procedural

- Amendments to Planned Unit Developments are required to be considered at a public hearing. The public hearing for this petition will be held on April 4, 2011 at the APC meeting.
- Notice of the April 4, 2011 public hearing was provided in accordance with the APC Rules of Procedure.

Project Overview

Project Location

The subject property is located at the southwest and (future) northwest corners of State Road 32 and Oak Ridge Road (the "Property").

Project Description

The original Oak Ridge Pointe PUD was approved on December 10, 2007 (Ordinance 07-34). It was amended a year later (December 8, 2008) to include additional acreage (Ordinance 08-48) (the "Current PUD"). This proposal seeks to amend and re-state the Oak Ridge Point PUD Ordinance (the "Proposal"). The Proposal includes four (4) land use districts: one (1) office district and three (3) commercial/retail districts. The Proposal does not change any of the district boundaries or areas from the Current PUD.

At staff's request, the petitioner has formatted the Proposal so that the Westfield-Washington Township Zoning Ordinance (the "Zoning Ordinance") serves as the default standards for the development and only variations from the Zoning Ordinance are included in the Proposal. The Proposal may need to be modified to ensure that this is clear. Staff will be working with the petitioner to ensure that this matter is addressed prior to the APC making a recommendation on this petition.



Proposed Amendments

As outlined in the submitted cover letter (see Exhibit 3), the Proposal would amend the Current PUD by decreasing the minimum square footage of buildings in the Commercial 1 District from 8,000 square feet to 2,500 square feet. The Proposal would increase the maximum square-footage of buildings in the Commercial 2 District from 3,600 square feet to 5,000 square feet. It also would eliminate the current restriction for retail square-footage in the Commercial 3 District (currently, the maximum square-footage of retail space within this district is 10,600 square feet).

The Proposal's remaining amendments incorporate many of the draft standards for the revised State Highway 32 Overlay Zone (the "Overlay Zone"). The draft Overlay Zone regulates the size and location of structures within the corridor, establishes architectural requirements for the corridor, and it creates a trail corridor on both sides of the highway. It is anticipated that the SR 32 Overlay will be introduced at the April 11, 2011 City Council meeting and be ready for a public hearing at the APC as early as April 18, 2011.

Big Picture Discussion Items

Change in Land Use Strategy

The Proposal reduces the minimum building size to 2,500 square feet in the Commercial 2 District. This modification changes the type of businesses which could locate in the Commercial 2 District. The Current PUD requires that buildings in the Commercial 2 District be at least 8,000 square feet in size. The APC may wish to discuss this change in land use strategy.

State Road 32 Overlay

The APC may wish to discuss how, and the extent to which, the draft State Road 32 Overlay Zone standards have been incorporated into the Proposal.



Public Policy

Westfield Comprehensive Plan (2007, as amended)

The Future Land Use Map of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies this site to be located within the Employment Corridor along State Road 32. The Comprehensive Plan states that the Employment Corridor is to consist of office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses. The Employment Corridor recommendations further anticipate reserving employment corridors for employment-generating uses and related supporting service uses, as well as limiting industrial uses that would be visible to those that would not have negative land use impacts. The Employment Corridors chapter specifically recommends smaller-scale local office and service uses along State Road 32. The proposed uses are consistent with the recommendations found in the Comprehensive Plan for the Employment Corridor along State Road 32.

Westfield Thoroughfare Plan (2007, as amended)

The Westfield Thoroughfare Plan (the “Thoroughfare Plan”) classifies State Road 32 as a “Primary Arterial 1”. The recommended right-of-way width for a Primary Arterial 1 is 150 feet. The Thoroughfare Plan classifies Oak Ridge Road as a “Secondary Arterial”. The recommended right-of-way width for a Collector is 120 feet. The Thoroughfare Plan includes State Road 32 in a Pedestrian Corridor as a component of the Bike and Pedestrian Plan section. This policy recommends pedestrian-scale structures and architecture, character, and amenities for the area abutting State Road 32.

Park & Recreation Master Plan (2005)

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community’s existing parks and trail systems. The Property abuts the Midland Trace Trail.

Water & Sewer System

City water facilities run through the Property. City sewer facilities are nearby and would need to be extended to serve the Property. There is adequate capacity to serve the Property.



Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection – Ord. 05-31

The Property is not within a wellhead protection area.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Staff Comments

1. Hold a public hearing at the April 4, 2011 APC meeting.
2. No action is required at this time.
3. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal base on APC and public comments.
4. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 379-6467 or ktodd@westfield.in.gov.